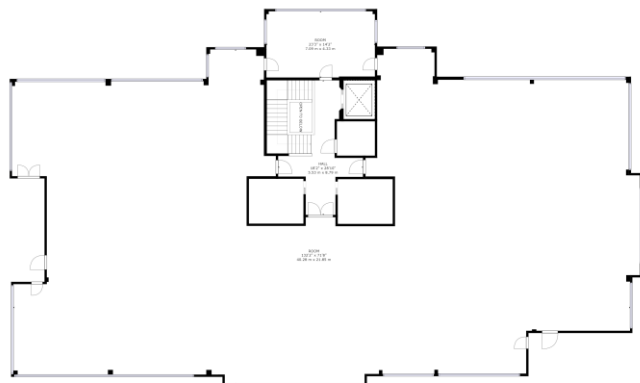




ASCOT HOUSE, EPSOM AVENUE, HANDFORTH, SK9 3DF

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RENTAL
£15.95 per sq ft

SERVICE CHARGE
£TBC per sq ft

ESTATES CHARGE
£270 per calendar month

RATES
Approx. £7.44 per sq ft

PARKING RATIO
1:250 sq ft

INSURANCE
£0.35 per sq ft

AVAILABILITY
2nd Floor – 7,664 sq ft

* Splits may be considered

LOCATION
Ascot House is located on Epsom Avenue, part of the Stanley Green Commercial area. The Handforth Dean Junction of the A34 is short drive from the property providing quick access to surrounding towns and the wider motorway network.

Wilmslow and Handforth Train Station are within 5 minutes of the office, providing local and national services. Manchester Airport is also within 4 miles of the office via the new Airport Relief Road.

Nearby amenities include the Handforth Dean Shopping Centre (M&S, Tesco, Boots & Next) whilst The Gym is a short walk from the property.

LEASE TERMS
The demise is available by way of a sub lease of an existing lease.

SPECIFICATION

- Brand new purpose built office.
- Full access raised floors with carpet tile finish.
- Suspended Ceiling with LG7 Lighting.
- Air Conditioning.
- Fully open plan office.
- Boardroom with floor to ceiling glazing.
- Well appointed reception area.
- Modern WC & Shower Facilities.
- Secure Parking.

VIRTUAL TOUR
Click [here](#) to take a virtual tour

FURTHER DETAILS
Click [here](#) for directions

EPC
Available upon request.

VIEWINGS
Strictly by appointment with Williams Sillitoe – Simon Gardner sg@willsill.co.uk 01625 800066

SPECIALISING IN COMMERCIAL
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